

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff
Date: February 16, 2012
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Stewart Rodal, 183 Carpenter Avenue, Sea Cliff, New York to install a generator 8.2 feet from a side property line, where Village Code §138-511 requires a minimum setback of 15 feet. Premises are designated as Section 21, Block 114, Lot 8 on the Nassau County Land and Tax Map.

Application of Naomi Curtis, 299 Prospect Avenue, Sea Cliff, New York to re-subdivide one building lot into two lots, where the two proposed lots previously were subdivided and have merged by operation of law, which subdivision requires a variance of Village Code §138-506 in that one front property line will be 98.14 feet, where a minimum of 100 feet is required. Premises are designated as Section 21, Block K, Lot 761 on the Nassau County Land and Tax Map.

Application of Arthur Purcell, 157 Dayton Avenue, Sea Cliff, New York to renovate an existing residence, which requires variances of (a) Village Code §138-504 in that the lot size is 9,977 square feet, where a minimum of 10,000 square feet is required, and (b) Village Code §138-517 in that the roof over the entry will exceed the permitted encroachment by 4.2 feet. Premises are designated as Section 21, Block K, Lot 749 on the Nassau County Land and Tax Map.

[Continued] Application of Arlyn Dimatulac, 69 The Boulevard, Sea Cliff, New York to demolish an existing residence and construct a new dwelling which requires variances of the following provisions of the Village Code: (a) 138-505 to erect a dwelling with lot coverage of approximately 4,414 square feet, where a maximum of 3,288 square feet is permitted; (b) 138-506 to maintain front property lines of 40 feet on Foster Place and 80 feet on The Boulevard, where a minimum of 100 feet is required; (c) 138-507 to maintain a lot that does not comply with minimum lot width requirements; (d) 138-509 to erect a dwelling with less than the required lot width at the setback lines; (e) 138-511 to erect a dwelling with a side yard setback of 0.33 feet, where a minimum of 15 feet is required; (f) 138-513 to permit a dwelling with a height of 47.08 feet, where the maximum permitted height is 30 feet; (g) 138-513.1 to permit an encroachment into the height/setback ratio plane; (h) 138-514.1 to permit a floor area of 4,684 square feet, where the maximum permitted is 2,959.2 square feet; and (i) 138-516 to permit a sub-grade garage in a front yard that exceeds the allowable square footage for an accessory building. Premises are designated as Section 21, Block 197, Lot 8 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: January 31, 2012

BY ORDER OF THE BOARD OF APPEALS